

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Development Review**

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## **Development Review Committee Meeting**

**August 30, 2004**

### **Members Present-**

Richard Helms-Development Coordinator/ Acting Chairperson, Skip Lukert-Building Official, Jennifer Kitchens-Deputy Clerk, Brad Burris-Fire Services, Charles Cilenti-Planner, Keith Hunter – Environmental Health, Marie Keenum-911 Coordinator, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, Michael Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

### **Approval of Minutes-**

Mr. Cilenti made a motion to approve the minutes from August 23, 2004. Mr. Burris seconded the motion and the motion carried.

### **OLD BUSINESS-**

None

### **NEW BUSINESS-**

#### **Shelley's Septic Sludge Land Application Site – Major Development – Special Use Permit**

Mrs. Keenum moved to table this request until later in the meeting in order to allow Mr. Shelley a chance to arrive. Mr. Cilenti seconded the motion and the motion carried.

#### **Bubba's Plaza – Medium Development – Conceptual Review**

Edward Abshier, Project Engineer, was present and requesting conceptual approval to construct a 7200 square foot steel building for warehouse use. The building is to be used for storage of contractor's materials. The property located to the north of the project is vacant. Fire hydrant access was discussed. There were no engineering comments. Staff comments were discussed. A description of the fence is needed. The property located to the south of the project is zoned CL, not CH as shown on the plans. Type "B" screening was discussed. The requirement of an additional dumpster was discussed. The applicant has requested a more frequent pick-up schedule as opposed to an additional dumpster. There will be no outside storage. The existing well is registered and is not for public consumption. Storage building separation requirements were discussed. There are no restroom facilities proposed at this time. Parking and restroom requirements were discussed. Setback requirements were discussed. If more than 25 employees are proposed, Department of Environmental Protection requirements will have to be met regarding the well.

Mr. Cilenti moved for conceptual plan approval, subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

**The Villages: Southern Trace Plaza/Shell Convenience Store – Major Development – Preliminary Review**

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary approval to construct a 3948 square foot convenience store and 995 square foot car wash building. Property ownership, fire hydrant location and sump size were discussed. There were no engineering comments. Staff comments were discussed. Impact fees were discussed. The project location on the vicinity map was discussed. A copy of the shared access agreement and recorded deed is needed. The project boundary and legal description were discussed. Little Sumter Utility Company is now known as Village Center Community Development District. A loading/unloading zone is needed. The applicant's deliveries are supposed to be made after hours, so they do not intend to utilize a loading/unloading zone, but a zone can be shown on the plans. Hours of operation were discussed. Fire protection and shut off valves were discussed. All shut off valves need to be labeled on the plans. A CO2 dump station was suggested as a local application system. Utilities and exterior lighting were discussed.

Mr. Cilenti moved for preliminary approval, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

**VOS: Bonita Villas – Major Development - Engineering Review**

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 61-unit subdivision. There were no engineering comments.

Mr. Springstead moved for engineering approval. Mr. Cilenti seconded the motion and the motion carried.

**VOS: Unit 141 – Major Development - Engineering Review**

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 345-unit subdivision. A "No Outlet" sign needs to be added to the plans. Boundary information was discussed.

Mr. Springstead moved for engineering approval, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Hampton Villas – Major Development – Engineering Review**

Kim Burgess, Mid-State Engineering and Surveying, Inc., was present and requesting engineering approval to develop a 75-lot subdivision. Engineering comments were discussed. A more defined emergency access was discussed. This project will be a walled villa. Proposed walls for the parking area and back-to-back lots were discussed. Calls and distances for the stormwater plan were discussed. A "No Outlet" sign needs to be added to the plans. Storm pipe type and materials for the storm drain were discussed. All regulatory agency permits are required. Station elevation was discussed.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

**VOS: Unit 119 – Major Development – Engineering Review**

Kim Burgess, Mid-State Engineering and Surveying, Inc., was present and requesting engineering approval to develop an 85-lot subdivision. Engineering comments were discussed. Horizontal curves and speed limits were discussed. A "No Outlet" sign needs to be added to the plans. Fire hydrant distances were discussed. Storm specifications regarding drainage materials were discussed. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans, subject to all comments being addressed on revised plans. Mr. Parrett seconded the motion and the motion carried.

**VOS: Unit 121 – Major Development – Preliminary Review**

Kim Burgess, Mid-State Engineering and Surveying, Inc., was present and requesting preliminary approval to develop a 133-lot subdivision. Building setback lines were discussed for lot 125. Street names will be added to the plans. There were no engineering comments. Staff comments were discussed. This project is located within 3 sections. All surrounding properties need to be shown on the plans. Building setback data was discussed. Road dedication language was discussed. A variance for the radius reduction will be needed. A copy of the proposed covenants and restrictions is needed.

Mr. Cilenti moved to approve the request for preliminary review, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

*Mr. Springstead excused himself at 2:35 PM.*

**Shelley's Septic Sludge Land Application Site – Major Development – Special Use Permit**

Mr. Cilenti made a motion to remove this project from the table. Mr. Hunter seconded the motion and the motion carried.

Mr. Shelley was still not present, but the project request was discussed. The variance request regarding the setback requirements was discussed. This is a renewal application. Code Compliance inspections are performed on a regular basis. The location of the applications was discussed. Mr. Shelley has always been cooperative with the Code Compliance department. The sludge comes from Mr. Shelley's plant in Apopka. Property access was discussed.

Mr. Ginn moved to forward approval to the Zoning and Adjustment Board. Mr. Cilenti seconded the motion and the motion carried.

**The next meeting is scheduled for September 13, 2004.**

Mr. Ginn moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. The meeting adjourned at 2:40 PM.